



Jericho Echo



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Spring fall opens the way

Canalside future is now in the hands of administrators.

The canalside redevelopment saga took another twist in February when Castlemore Securities, owners of Spring Residential, the developer which had bought the site, sank into administration under the weight of debts, which included a loan from HSBC for the £4 million-Jericho site.

For property developers, this is small change. Castlemore had more than a dozen companies, and a 'development pipeline' worth more than £1 billion. Its former owner is still worth around £400 million.

Now the canalside site's future rests with the administrators, PricewaterhouseCoopers (PwC). One key question is whether they will sell Spring's assets as a single package to another company, such as Berkeley Homes, or will be prepared to accept offers for individual sites. PwC might argue that they are not property managers. Nevertheless they have a duty to maximize the proceeds, which should mean targeting appropriate sites to interested buyers.

In whatever way the Jericho site is to be sold, its value has sunk, along with the rest of the property market, probably to somewhere between £1 million and £2 million. But, as both Bellway Homes and Spring discovered, acquiring the site is the easy part. As soon as they try to pile four-storey blocks of flats on the land they run into fierce and effective opposition, both locally and nationally – and what Spring called a "public relations nightmare."

For standard 'volume housebuilders' this site will be tough going. They will need to carry out a lot of remedial work on contaminated land while also complying with multiple conditions imposed following the two failed planning appeals. The inspector at the first appeal, in 2005, established the requirement of a land contribution for a new community centre, as well as the provision of replacement boatyard facilities, either on the site, or in an "equal-



Julia Robinson, who has a mooring at St. Edwards, has brought her boat to College Cruisers for maintenance. She is alongside the desolate site of the former community boatyard which offered a do-it-yourself service. The only sign of life on the empty site is a missing fence panel and a mysterious solitary chair.

ly accessible location". The second appeal, in 2008, rejected Spring's proposed alternative boatyard at Yarnton, while also emphasizing the need for a lively public square – and for sympathetically designed buildings that would respect St. Barnabas Church.

A number of groups have expressed an interest in this site. One is the Jericho Living Heritage Trust (JLHT), a charity, which united with the Jericho Community Association (JCA) to lead the community opposition to Spring at the appeal. The Trust has been raising funds for a community-led development. Stephanie Pirrie for the Trust says: "If we can buy the site we can protect it and preserve as much of the space as possible for community use". The Trust has been generating a lot of interest, most recently from Stephen Bubb of the Adventure Capital Fund, which backs community enterprises. "Everybody now has to stay strong", says Stephanie, "and realize that we can do it together. And the more people involved the better – even the smallest things can help" (see p. 4).

Another imaginative non-commercial possibility has also been raised – to have a development based on an eco-centre, along with a boatyard, affordable housing and a community centre. This would involve coming up with a costed plan that would satisfy a financial underwriter.

Commercial developers have also shown an interest. One proposal involves George Ferguson, former President of the Royal Institute of British Architects, who also gave evidence at the appeal against the Spring proposal. On the strength of this, he was approached by Bath-based developer, Future Heritage. Ferguson, says: "This site needs a cultural entrepreneur who will ensure that the community is at the heart of the development, along with enough commercial benefit to enable all this to happen. There should be facilities to take boats out of the water, along with boating-related enterprises. The community centre should not be marginalized, but be at the centre of the development."

To consider these and other possibilities, four local parties, the JCA, the Church, the Jericho Community Boatyard and the JLHT have formed a Boatyard Coordinating Group.

The JCA has already applied for outline planning permission for a new community centre on the site, to comply with the legal agreement reached with Spring concerning the transfer of land – a commitment which will pass to any new owner. Detailed plans for the centre would be drawn up later after further community consultations.

Jericho Street Fair, 2009
June 13, from 12.00 noon, Canal Street

Street Fair

Make a date for June 13

Jericho's main social event of the year will take place on Saturday June 13 from 12.00 noon in Canal Street. As usual, there will be a huge variety of stalls, along with some great food, and entertainment for all the family.



Acappella group on the Gazebo stage

There will be music on two stages. The Gazebo stage in Cardigan Street in the afternoon will feature Brickwork Lizards, Max Moonlight, and Les Clochards along with Irish Dancing and Morris men. In the evening on the Old Bookbinders stage the bands will include Frank Fish & the Snins, Braindogs, The Yellow Crayons, Chris Padmore, Rafael, Bowmer & Holmes, Nigel Brown & friends, B&Q, Scotty Gordon & the Muckers, The Knights of Mentis, UC3... and more. Latest updates at www.myspace.com/jerichostreetfair.

JCA – AGM – OK

The Jericho Community Association held its Annual General Meeting on May 5. We had a very successful year in 2008. Lettings at the Community Centre increased, thanks to administrator, Sue Pead. And, working with the Jericho Community, Boatyard the Jericho Living Heritage Trust, and St. Barnabas Church, we helped to defeat the appeal on the canalside site.

The officers elected for 2009/10 were: Chair, Charlotte Christie, Canal Street; Secretary, Jenny Mann, Victor Street; Treasurer, Peter Stalker, Cranham Street; Vice-Chair, Paul Hornby, Walton Crescent. Other elected members of the management committee were: Adrian Arbib, Paul Cullen, Scott Ellis, Joëlle Mann, and George Taylor. Later coopted were David Hearn and John Keyes.

David Clark of Walton Street gave a fascinating presentation on the loss of vernacular buildings and on the need to record and preserve them.

Our thanks again to Oxford University Press for printing this issue of the *Jericho Echo*

Jericho to be a conservation area

Protecting a unique district

It comes as a surprise to visitors that Jericho is not a conservation area. It has a distinct character worthy of protection and is surrounded on three sides by existing conservation areas. The Jericho Community Association and the Jericho Living Heritage Trust, with the support of the Civic Society and the Oxford Preservation Trust, and many notable individuals, have campaigned over the years for Jericho to be designated as a conservation area.

On 20 May the City Executive Board discussed a recommendation from the Planning Manager that a Jericho conservation area be implemented 'when resources permit'. This amounted to a rather meaningless and indefinite commitment. In the event, the Board came to a more positive conclusion – agreeing to commence work this year, if resources allow, and make a bid for funding for next year in the Council's budget.

The Planning Manager estimates the cost at £40,000. This is considered excessive, and many people are convinced that the cost could be substantially lower.

The objective is to protect the character and environment of Jericho and 'heighten the bar' for developers, ensuring a better quality of design and development.

Contrary to some beliefs, it is not proposed to request an 'Article 4 Direction' which would remove the permitted development rights of householders. Individuals would still be allowed to improve their properties with such works as rear extensions.

In the circumstances, the decision of the Executive Board was as good as can be expected, but the community must continue to exert pressure on councillors to ensure the bid for funding is made as forcibly as possible when the City Council's budget is drafted later this year.

Paul Hornby, Walton Crescent

Bearing witness to a disappearing culture

The City Council is to be congratulated on this decision. As an historic suburb and the principal working-class district of nineteenth-century Oxford, Jericho still has the architectural evidence and ambience of a vanished industrial past. Factory workers' dwellings, pubs, workshops and yards, shopfronts, wharfs, canal-front buildings, and backstreets that have remained little changed in over a century, all bear witness to the activities of the poorer men and women of Victorian Oxford and recall a working-class life that is in danger of being forgotten.

Buildings and landscapes represent the irreplaceable artefacts of social history – offering tangible, material evidence of people's lives, and conveying a sense of the past that cannot be gained from written records.

Oxford's industrial past is as important as the history of its more affluent educated inhabitants, and its lesser buildings as deserving of protection as the monumental structures and large mock-Gothic houses

of wealthy Victorians. The fate of many characteristic Jericho sites – the demolition and re-development of Lucy's, the construction of the unappealing (and now redundant) Grantham House, and the conversion of The Globe, to name but a few examples – foretell the district's disturbing future if unsupervised change is allowed to continue. Jericho is a truly unique monument both to England's industrial heritage and to Oxford's own evolution. It must not be allowed to deteriorate further.

Designation would be a critical first step, but not the end of the story. It will not protect the individual features of privately-owned buildings, and it will not stop the replacement of original doors and windows with plastic. The care, concern and continued vigilance of Jericho residents will be an imperative if we truly wish to preserve an irreplaceable piece of Oxford's, indeed England's, industrial past.

Emma Cavell, Cranham Terrace

New RAD ballet classes

For children from 3 years and upwards. Well established ballet school that teaches advanced vocational graded students. Call Vicky Hill on 01993 709226 or victoria.hill@zen.co.uk



Did you know about Jericho....

In the past, bonfires were lit in the streets to celebrate national events. In 1900, for example, a large fire was lit at the junction of Nelson Street and Canal Street to celebrate the Relief of Mafeking in the Boer War, and in 1945 the end of World War II was marked with a massive bonfire in Walton Crescent.



The Jericho Youth Club had its opening night at the Community Centre on 16th January and continues to run every Friday evening from 7.00–9.00 p.m. with a great turnout of young people from the Jericho area each week. Regular activities include table-tennis, pool, air-hockey, Nintendo Wii, karaoke, two laptops and a very popular tuckshop staffed by Alison and Debbie.

Events so far have included a 'Challenge the Lord Mayor' Pool Competition featuring the impressive cue talents of Councillor Susanna Pressel (only one Youth Club member managed to beat her!)

The club has also hosted regular Friday evening body-popping and hip-hop style dance classes run by inspirational dancers Zia and Rich. Some of the Youth Club members are also involved in a Jericho Youth Club t-shirt/mug/mousemat design project run by Emma, a local artist.

The finished products, designed by the children will be on sale at the Jericho Street Fair to raise funds for the Club. Future activities being planned include a residential weekend at an outdoor activity centre, beauty treatment classes, drama sessions and a recording studio workshop. Anyone interested in running a sports or drama activity at the Club please contact Ana on 07799382521 or Mick on 07905111248.

"Youth Club is 'nang' and entertaining because you meet new people and it's a great place to meet your mates" – S (age 11)

"I think it is cool and it has kept a lot of people out of trouble, because before they had nothing to do" – I (age 12)

"Finally, something to do and such a positive atmosphere. love it!" – C (age 16)

More information on the website: www.myspace.com/jerichoyouthclub

Alternative therapies for body and mind

We have not had ready access to alternative therapy since a centre in Kingston Road closed some years ago. Now if you feel the need of a soothing massage you only have to make your way to the Community Centre. Jericho resident Joëlle Mann, together with three other practitioners, has established the Jericho Complementary Health Practice on the top floor. They also work in other parts of the city but will share the Jericho space seven days a week to offer a wide range of therapies.

Joëlle, who trained at the London College of Massage, and in Mexico, offers 'manual lymph drainage massage', which eliminates toxins, and helps with weight loss. It is also used in post-breast cancer treatment. Joëlle also offers 'resonance re-patterning' – a dialogue-based process us-

ing kinesiology to help identify and transform unconscious patterns.

Rachel Corlett, who trained at the London College of Traditional Acupuncture and Oriental Medicine, offers 'tui na', a form of Chinese therapeutic massage, which is based on the same theory as acupuncture, but uses hands instead of needles and is used for many conditions, including musculo-skeletal issues.

Humphrey Bacchus, who trained in Boulder Colorado, offers 'integrative body work', which treats physical ailments while exploring posture in relation to feelings.

Vicky Wright offers 'structural integration' (rolfing) using soft tissue manipulation to release constrictions and help create a natural alignment of the body's structure in gravity.

For more details, call 07805 379161

Tidying up St Sepulchres

Would you like to help maintain one of Jericho's historic sites? The Friends of St Sepulchres invite you to join in their work. On Tuesday 16th June and Thursday 16 July, at 6.30 p.m. for about one hour, they will be working to clean up some of the more overgrown areas. Please bring gloves, and secateurs or loppers. Further information from Genefer Clark on 516414.

Welcome to 'Matters'

St. Barnabas Parish is now producing an interesting quarterly newsletter, *Jericho Matters*. The *Echo* will continue to be produced by the Community Association, and we will try to phase our own – more erratic – publication schedule to fit with that of *Jericho Matters*.

Grim at Grantham

Another consequence of sinking property values is that Grantham House remains secured with ugly metal plates. The Council say that the site is on the market and that they are awaiting a realistic offer.

Infestation of grotty graffiti

With a bit of luck, the graffiti on the garages in Jericho Street will soon be expunged by the Council. Meanwhile more nasty stuff has erupted in the alley from Hart Street to Albert Street. Some residents would like to have this route gated off. If you have views on this, you should contact our city councillors.

Alternative post office

The handy post office in Woodstock Road has reopened a little further up the road – an event celebrated with an instant ode by John Radford of Great Clarendon Street.

*A friend of ours told us today
The GPO is back to stay
In Woodstock Road, it's looking great
A general store, not long to wait
So let us give a rousing cheer
This focal point we hold so dear
A vital feature such as this,
we ne'er again must ever miss!*

The Old Bookbinders Ale House

Tues. 9.00 p.m. Charity Quiz
Sun. 9.00 p.m. Open mic. night

Mon.-Tues. 5.00 p.m.-12.00 midnight
Wed. 5.00 p.m.-11.00 p.m.

Fri.-Sat. 12.00 noon-12.00 midnight
Sun. 12.00 noon-11.00 p.m.

Tel: 553549

Canal Street, Jericho

Jericho Notice Board

Jericho Community Association – Meets on the second Monday of the month at the Community Centre at 8.00 p.m. Everyone in Jericho is a member of the Association and is welcome to the meetings.

Community Café – Every Sat. 11.00 a.m. to 1.00 p.m. at the Community Centre.

Drop-in for older people – Fri. 2.00 p.m.–4.00 p.m. at the Community Centre.

Jericho Living Heritage Trust – If you would like to offer expertise or any other kind of support, please call 553749, and ask for Stephanie or Peter.

Japanese lessons – From Kayoko Mochizuki, a Jericho resident. Tel: 439856.

Jericho Youth Club – Fri. 7.00–9.00 p.m. Contact: Ana on 07799382521, or Mick on 07905111248. Or check the website www.myspace.com/jerichoyouthclub.

Women's Institute – Meets on the second Tuesday of each month at 8.00 p.m. at St Margaret's Institute, Polstead Road.

Babies and Toddlers Group – Thurs. 9.00 a.m.–11.00 a.m. at the Community Centre. Anyone with a pre-school child is welcome. No lower age limit. Contact Trudy Foulk on 760048, or truddefoul@yahoo.co.uk.

Sunday School – At the Community Centre, Sun. 10.00 a.m.–12.00 noon.

Art Jericho – Until June 27, 'Cutting Edge'. Exhibition by The Society of Wood Engravers.

Guitar lessons in Jericho – Most styles. www.maxmoonlight.co.uk

Contacting Councillors – City Councillors: Colin Cook (Labour) 721844. Susanna Pressel (Labour), 554001; she has a surgery at the Community Centre on the first Saturday of the month, 11.00 a.m. to 12.00 noon. County Councillors: Alan Armitage (Lib-Dem), 516115; Sushila Dhall (Green), 553415.

Police – Jericho's Neighbourhood Specialist Officer is PC Steve Gibbens. For crimes in progress, including vandalism and graffiti spraying, call 999. For other crimes, call 08458 505505. The local team can also be contacted by email at jaw@thamesvalley.pnn.police.uk.

Central South and West Area Committee – Next meeting. Wed. 9th June at St Barnabas School, 5.30 p.m. All welcome.

Jericho Online

Jericho Echo: jerichoecho.org.uk

Community Centre: jerichocentre.org.uk

Youth Club: myspace.com/jerichoyouthclub.

Church: sbarnabas.org.uk

School: st-barnabas.oxon.sch.uk

Community Boatyard: jcby.co.uk

Jericho Living Heritage Trust: jlht.org

Community Café

Have you tried the tasty breakfasts, lunches and cakes cooked by Tracey Heppell at the Community Centre Café? Saturdays, 11.00 a.m. to 1.00 p.m.

Classes at the Community Centre

Antenatal classes – Mon., Tues. and Wed. 7.30 p.m. to 9.30 p.m. Thurs. 7.00–9.00 p.m. Contact Virgil Clarke (N.C.T.) 729209.

Ballet for Children – RAD classes for children from 3 years upwards. Mon. 4 p.m.–5 p.m. Contact: Vicky Hill, tel. 01993 709226 or victoria.hill@zen.co.uk

Egyptian Dance – Raqs Sharqi. Wed. 6.30 p.m.–8.00 p.m. Contact Katrina Robinson, tel. 777462.

Fujian White Crane Kung Fu – Tues. 8.00 p.m.–9.00 p.m. Sun. 6.30 p.m.–9.30 p.m. Contact: (07907) 545066.

Life Drawing – Sat. 11 a.m.–2 p.m. Contact Chris Nirrenski, tel. 559004. There are also some all-day sessions.

Tai Chi, Qigong, Taoist Breathing & Meditation – Mon. 6.00 p.m.–7.30 p.m. Tues. and Wed.

6.00 p.m.–9.00 p.m. Contact: 07986 621112. Website: www.oxinar.com.

Music for Babies – Mon. 9.45 a.m.–12.00 noon. Noel Rainbird. Contact: 552539.

Oxford Internal Arts – Tues. and Wed. 6.00–7.30 p.m. Contact: 513853.

Oxford Tango Argentino – Thurs. 7.30–9.30 p.m. Contact: Antony Brown, (01869) 248459.

Pilates – Mon. and Thurs 12.15–1 p.m. contact Ivana Starkova 0781 8062351 or ispilates@yahoo.co.uk.

Pilates – Mon 1.00 p.m.–2.00 p.m. Contact: Tiago Mendez, tel. 07760 444416

Senshi Martial Arts – Sun. 11.30 am to 12.30 p.m. Contact: 07775185802.

Tai Chi – Tues. 10.30 a.m.–12.00 p.m. Mixed class. Everyone welcome. Contact Emma Westlake, tel. 0771 0768810.

Wing Chun, Martial Arts – Mon. 6.30 p.m.–9.30 p.m. Contact Ed Yuen, tel. 862518.

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Car repairs: Autoworks 880381. *Carpenters*: Tony Everett, (07778) 907834; Ivan Sheehy, (07717) 130443. *Flooring*: Textures Flooring: 311807. *General builder and landscaper*: Steven Bishop, 07931 342468. *Home maintenance*, including electrics and carpentry: Emmett Schlueter, 310007. *Painter and Decorator*: Jamie Hornblow, 0779 515 0146; Tony Simpson, 762173. *Plumbers*: M. Daniels, 557068; A1, 327732. *Roof repairs*: Keith Webster, 374585. *TV, Video and Hi-Fi Repairs*: Oxford Powershop, 375834.